

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-32100 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-V (Civic) on 0.97 acres located at 901 S. Jones Boulevard. The subject site is an existing well site for the Las Vegas Valley Water District. A companion application for a General Plan Amendment (GPA-32099) has also been submitted to Amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to PF (Public Facilities). The proposed Rezoning to the C-V (Civic) district, if approved, would be compatible with the surrounding residentially zoned properties, consistent with the proposed PF (Public Facilities) General Plan designation, and would allow public utility facilities as a permissible use. Therefore, staff is recommending approval of the Rezoning request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/22/77	The Board of Zoning Adjustment approved a Variance (V-0071-77) to allow a seven-foot, ten-inch perimeter wall where six feet was the maximum permitted at 808 S. Jones Blvd (currently addressed as 901 S. Jones Blvd.).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses associated with the subject site.	
<i>Pre-Application Meeting</i>	
10/15/08	A pre-application meeting was held to discuss the submittal requirements for applications for a General Plan Amendment and a Rezoning.
<i>Neighborhood Meeting</i>	
12/10/08	A neighborhood meeting was held on Wednesday December 10, 2008 at 6:00 pm at the West Charleston Library located at 6301 W Charleston Blvd, Las Vegas, Nevada 89146. The meeting was attended by two representatives for the applicant, three members of the general public, and two staff representatives (one Planning and Development and one Council Liason member). Residents did not voice concerns regarding the Rezoning or General Plan Amendment applications, but they did have comments regarding the fencing around the property. The applicant indicated there will be additional meetings with property owners regarding the fence.
<i>Field Check</i>	
12/04/08	A field check was conducted by staff. The site is clean, well maintained, and surrounded by a combination of a six-foot block wall (along Jones Boulevard and portions of the interior property lines) and chain link fencing. The Jones Boulevard frontage has some landscaping in good condition. It was noted that the address displayed on the site was 900 S. Jones Boulevard, but the correct address is 901 S. Jones Boulevard.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.97 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Las Vegas Valley Water District Well Site	L (Low Density Residential)	R-1 (Single Family Residential)
North	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office Building and Apartments	O (Office) and M (Medium Density Residential)	O (Office) and R-PD15 (Residential Planned Development – 15 Units per Acre)
West	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. There is no proposed Site Development Plan Review at this time; all development on the subject site is existing. Any future development shall require the approval of a Site Development Plan Review.

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ANALYSIS

The subject site is located in the Southeast Sector of the 2020 Master Plan and has a current General Plan designation of L (Low Density Residential). A General Plan Amendment (GPA-32099) to change the designation to PF (Public Facilities) has been submitted along with this Rezoning request. The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

This is a proposal to Rezone the site from R-1 (Single Family Residential) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation. This request, along with the associated request for a General Plan Amendment, will bring the existing use into conformance with Title 19 and the General Plan; therefore, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the proposed PF (Public Facilities) General Plan designation.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

Pursuant to Title 19.06.020, minimum development standards for property in the C-V district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

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The proposed Rezoning, along with the proposed General Plan Amendment, will bring the existing public utility use into conformance with both Title 19 and the General Plan.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The site is accessed by a gated driveway onto Jones Boulevard, designated as an 80-foot Secondary Collector in the Master Plan of Streets and Highways, and is adequate for a public utility facility as the use generates minimal traffic.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 326

APPROVALS 1

PROTESTS 1